

City Council
Atlanta, Georgia

06- 0-1790

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-49
Date Filed: 6-2-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at the following description:

Parcel referenced as **Northeast Beltline Parcel One ((Piedmont Avenue/Park Drive))**. Property begins at the northerly right of way of Piedmont Avenue and encompasses the former Norfolk Southern Railroad tracks and right of way beginning at the former Norfolk Southern Railroad right of way and Piedmont Avenue and concludes at the southerly right of way of Park Drive.

be changed from the R-4 (Single family Residential) District to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 54 and 55, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

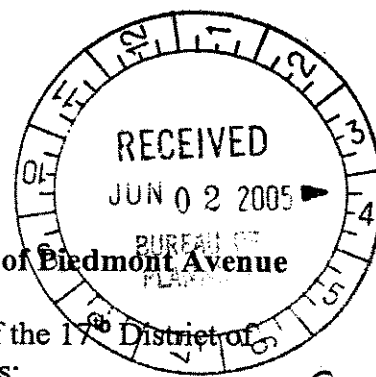
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-1

Northeast Beltline Parcel 1

**Legal Description
Norfolk Southern Railroad**

Southern Right of Way of Park Drive to Northern Right of Way of Piedmont Avenue



All that tract or parcel of land lying and being in Land Lots 54 and 55 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the westerly right of way of Norfolk Southern Railroad and the southerly right of way of Park Drive (50' R/W); thence along said right of way of Norfolk Southern Railroad the following courses: along a curve to the right an arc distance of 51.34 feet (said curve having a radius of 1986.03 feet; a chord bearing of North 04° 59' 11" West and a chord distance of 51.33 feet) to a point; thence along a curve to the right an arc distance of 274.15 feet (said curve having a radius of 1986.03 feet; a chord bearing of North 00° 17' 29" West and a chord distance of 273.93 feet) to a point; thence North 03° 14' 40" East a distance of 1547.55 feet to a point; thence along a curve to the left an arc distance of 674.58 feet (said curve having a radius of 2670.70 feet; a chord bearing of North 03° 31' 12" West and a chord distance of 672.79 feet) to a point; thence North 44° 40' 03" East a distance of 41.17 feet to a point; thence along a curve to the left an arc distance of 625.03 feet (said curve having a radius of 2704.70 feet; a chord bearing of North 17° 52' 17" West and a chord distance of 623.64 feet) to a point intersecting the southerly right of way of Piedmont Avenue (70' R/W); thence continuing along said right of way of Norfolk Southern Railroad and running along a curve to the left an arc distance of 79.53 feet (said curve having a radius of 2704.70 feet; a chord bearing of North 25° 20' 02" West and a chord distance of 79.52 feet) to a point intersecting the northerly right of way of Piedmont Avenue; thence along said right of way of Piedmont Avenue and running North 36° 20' 19" East a distance of 147.87 feet to a point intersecting the easterly right of way of Norfolk Southern Railroad; thence along said right of way of Norfolk Southern Railroad and running along a curve to the right an arc distance of 78.50 feet (said curve having a radius of 2836.70 feet; a chord bearing of South 26° 45' 43" East and a chord distance of 78.49 feet) to a point intersecting the southerly right of way of Piedmont Avenue; thence continuing along said right of way of Norfolk Southern Railroad the following courses: along a curve to the right an arc distance of 640.31 feet (said curve having a radius of 2836.70 feet; a chord bearing of South 19° 30' 10" East and a chord distance of 638.95 feet) to a point; thence South 44° 40' 03" West a distance of 40.13 feet to a point; thence along a curve to the right an arc distance of 859.14 feet (said curve having a radius of 2870.69 feet; a chord bearing of South 04° 53' 24" East and a chord distance of 855.94 feet) to a point; thence South 03° 14' 40" West a distance of 1549.02 feet to a point; thence along a curve to the left an arc distance of 290.45 feet (said curve having a radius of 1786.03 feet; a chord bearing of South 00° 59' 45" East and a chord distance of 290.13 feet) to a point on the northerly right of way of aforementioned Park Drive; thence continuing along said right of way of Norfolk Southern Railroad and running along a curve to the left an arc distance of 51.67 feet (said curve having a radius of 1786.03 feet; a chord bearing of South 06° 29' 00" East and a chord distance of 51.67 feet) to a point intersecting the southerly right of way of Park Drive; thence along said right of way of Park Drive and running North 81° 53' 48" West a distance of 206.68 feet to the POINT OF BEGINNING. Said tract containing 14.319 acres.